



## Saint Andrews, 26 Totara Drive

### SHORT NOTICE DEADLINE SALE

My seller has made their intention clear and a sale for them is paramount!

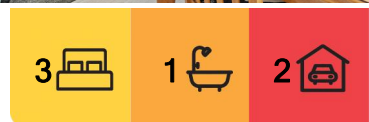
The beautifully renovated 1970's home sits on a 935m2 fenced section with an array of fruit trees and established vegetable beds which will keep your cupboards full. The mature grounds are private and cater to those who enjoy outdoor living with a covered deck area to enjoy long summer evenings.

Indoors the renovation has enhanced the classic charm of the home while including modern benefits for you to enjoy. The double glazing, heat transfer, and heat pumps will have you enjoying your new home all year round whatever the conditions outdoors. There is even a heat pump in the garage!

The popular location will see you just moments from The Base shopping centre, trendy cafes, local schools, and the Wairere Expressway. Close to Totara Park and river walks -



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Deadline Sale (unless sold prior)

**View**  
[l.jhooker.co.nz/N7HYU](https://l.jhooker.co.nz/N7HYU)

**Contact**  
**Aaron Davey**  
027 252 0077  
aaron.davey@l.jhooker.co.nz

**Varun Gajani**  
021 0230 8644  
varun.gajani@l.jhooker.co.nz

**LJ Hooker Hamilton City**  
**(07) 834 1161**  
Specialist Marketing Limited

what more could you want!

My seller is serious, so viewing asap is highly recommended.

Deadline sale closes 1pm, Wednesday 19th March 2025 (unless sold prior)

A full information pack including a LIM report is available, so call Aaron or Varun today because tomorrow might be too late.

## More About this Property

<b>Property ID</b>	N7HYU
<b>Property Type</b>	House
<b>House Size</b>	135 m2
<b>Land Area</b>	935 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Aaron Davey 027 252 0077

Principal / Managing Director / Salesperson | aaron.davey@ljhooker.co.nz

### Varun Gajani 021 0230 8644

Salesperson | varun.gajani@ljhooker.co.nz

### LJ Hooker Hamilton City (07) 834 1161

Specialist Marketing Limited

11B Somerset Street, HAMILTON NZ 3289

hamiltoncity.ljhooker.co.nz | hamiltoncity@ljhooker.co.nz



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Hamilton City**

**(07) 834 1161**

Specialist Marketing Limited